



Zoning Board of Appeals
Meeting Minutes
Wednesday September 25, 2013

Zoning Board of Appeals Attendees:

Present: David Connolly, John Tuzik, David Delaney, Christopher Bernard, & Brian Callow.

Absent: Matthew Perkins

Vice-Chairman David Delaney opened the meeting at 7:30 p.m. in the second floor hearing room and read the general rules of the hearing into the record.

Public Hearing ZBA Case TZ-13-8: 369 Washington Street (Kennedy Building)

The Vice Chairman, David Delaney opened the public hearing case TZ-13-8. The applicant Kennedy Building LLC., has requested a comprehensive permit under Mass General Law Chapter 40B. The applicant proposes to redevelop the Kennedy Building on the Cardinal Cushing campus creating 37 affordable housing units. The Vice Chairman read the public notice and comments presented to the Board by Hanover municipal staff in to the record. David Connolly made a motion to waive the reading of the list of abutters. John Tuzik seconded the motion. All other voted in favor. Lisa Alberghini, President of the Planning Office of Urban Affairs introduced her organization and their mission is to develop affordable housing. David Aiken of the Office of Urban Affairs described the project in greater detail. The project is still awaiting their project eligibility letter from Mass Housing. The Kennedy Building was built in 1956. The build's exterior is brick with a slate roof. The project proposes to redevelop the Kennedy Building into 37 affordable housing units with 63 parking spaces. The 63 parking space will consist of 33 onsite parking spaces and 30 offsite parking space. Four units will be occupied by former Cardinal Cushing students. The project is slated to adhere to the Historical Rehabilitation Standards looking to take advantage of historical tax credits. Steven Regal the projects architect explained to the Board that the three story brick building will remain intact. Repairs to the slate roof will be made and new windows installed as part of the project, as well as a new asphalt roof on the chapel. The building will brought up to both electrical and fire code with the addition of a sprinklers and fire system. Phase 1 of the project will consist of asbestos and lead paint removal. Board member David Connolly asked about the existing tunnels that run between the buildings on the site. Mr. Regal explained that they plan to seal the tunnels at the Kennedy Building to prevent any access to the building from the tunnel system. Brain Kuchar the projects civil engineer presented to the Board an engineered site plan of the project. Mr. Kuchar made three points. First, the ground water is three and a half feet below ground. Second, the project will not increase encroachments on nearby wetlands. Third, that the proposed project will increase the septic flow by 8,000 gallons a day. Other notes pertaining to project are the Office of Urban Affairs will secure a 99 year ground lease of the property and building. Rent will be collected /paid to Kennedy Building LLC who will then pay taxes to the town. This project puts this building on town tax rolls.

The Board then took comments from concerned citizens. The Board first read a letter from Joan Ford, 262 Washington Street into the public record. Coleman Joyce of 298 Washington Street voiced his concern to the project, stating that the project will deteriorate the neighborhood fabric of the four corners area. Cory Miller of 86 Oakland Ave is concerned that the increase in traffic will have a detrimental effect to the four corners community. Bob Edland of 309 Washington Street expressed his concern of the increase in traffic and drainage along Washington Street. Karren Kelly of 275 Washington Street voiced her concern that the amount of multi-unit housing will have a negative effect on the community. The Vice Chairman of the Board David Delaney explained the comprehensive permit 40B process to the abutters of the project. David Connolly made a motion to continue the public hearing to October 16th, 2013. John Tuzik seconded the motion. All others voted in favor.

Continuance Public Hearing ZBA Case 2013-08CP: Webster Village

The Board reopened the public hearing ZBA Case 2013-08 at 10:00 pm. Mike McGonigle representing Webster Village read into the public record a letter from Peter Vasiliou from Jacobs engineering stating that the sight lines at the ingress egress 295 Webster Street meets roadway standards. Assistant Planner, Margaret Hoffman stated to the Board that the two way road was requested by both the Building Commissioner and Hanover's Fire Department. David Nyman, the Town's consultant review engineer told the Board that the stormwater design meets all standards. David Connolly made a motion to continue the public hearing to October 30, 2013. John Tuzik seconded the motion. All other voted in favor.

Meeting Minutes:

The Board reviewed the ZBA meeting minutes of September 11, 2013. David Delaney made a motion to accept the ZBA meeting minutes of September 11, 2013 as written. John Tuzik seconded the motion. All others voted in favor.

David Connolly made a motion to adjourn the meeting at 10:45 p.m. John Tuzik seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Administrative Assistant